



13 GREEN CLOSE  
, TRURO,  
CORNWALL TR1 2DD

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS







# 13 GREEN CLOSE

TRURO

CORNWALL TR1 2DD

## SUBSTANTIAL EXTENDED SEMI DETACHED HOUSE

Beautifully presented family home that has been extended substantially and is much larger than it first appears.

In a very convenient location on the western side of Truro and within walking distance of the city and excellent schools. Extremely light and spacious rooms with lots of windows and numerous feature details. Three/four bedrooms, master with en suite, fabulous kitchen/dining room, sitting room, lounge (or fourth bedroom), utility room, cloakroom and family bathroom. Front patio landscaped ornamental garden. Private enclosed rear garden. Driveway parking for two cars. Gas central heating, double glazing. Internal viewing essential EPC - C

GUIDE PRICE £350,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

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The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

## GENERAL COMMENTS

13 Green Close is an understated gem and really must be viewed internally to appreciate the size, layout and presentation of this superb family house. The property was extended substantially in 2014 by Cornish builders Gilbert and Goode in a very sympathetic way and naturally flows from old to new. Attention to detail is obvious and additions including the Bay window and entrance hall with attractive tessellated tiled floor blend the extension into the original house and the fabulous sitting room with Bi Fold doors and engineered oak floor is a lovely feature. The house occupies a good size plot and includes a very private rear garden which is perfectly positioned to take advantage of the afternoon and evening sun. A driveway provides parking for two vehicles and there is permit parking for extra vehicles with permits available for residents from the council.

The accommodation includes three bedrooms and family bathroom on the first floor, the master has a spacious en suite with double shower. The ground floor includes a stunning fitted kitchen/dining room with quality kitchen and many integral appliances, sitting room, lounge (or fourth bedroom), utility and cloakroom. The windows and doors are double glazed and there is mains gas fired central heating. Ultra Fast Fibre is connected to the property for fast broadband speeds.

Internal viewing essential!

## BEST & FINAL OFFERS

Best and final offers by 12pm midday on FRIDAY the 2ND of JULY 2021. Due to the level of interest received.

Your offer should include the following information:

1. The final figure that you are prepared to submit.
2. Your flexibility with regard to completion dates.
3. Whether or not your offer is subject to the sale of another property, and if so contact details of the Estate Agent acting on your behalf.
4. Proof of your funds/ mortgage agreement in principle.

Please note our vendors are actively looking for a property to purchase.

Please mark email with: "Best and Final" and we will forward onto the clients.

## LOCATION

Green Close is located on the western side of Truro, the houses within the road were originally built for workers of the railway - the station is within walking distance. The position is most convenient, being within close proximity of the city centre and also within easy access of Treliske hospital, Truro College and the A30 for quick commuting. Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.



In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE HALL

A fine introduction to the house with stairs to first floor, radiator, doors to sitting room, lounge, utility room and tessellated tiled floor that continues into:

## CLOAKROOM

Low level w.c, pedestal wash hand basin with tiled splashback, radiator, spotlights.

## UTILITY ROOM

3.11m x 2.11m (10'2" x 6'11")

Bay window to front and door to side pathway. Tall kitchen units, Belfast sink with mixer taps above, space and plumbing for washing machine and tumble drier, radiator. Worcester gas fired central heating combination boiler, anti-slip tiled floor, spotlights.

## SITTING ROOM

4.75m x 4.73m (15'7" x 15'6")

A lovely light room with feature ceiling including two Velux windows.

*Philip Martin*





Bi Fold doors opening into the rear garden and trapezium window all with blinds. Engineered oak floor, two vertical radiators, television point, spotlights.

#### KITCHEN/DINING ROOM

4.75m x 4.42m (15'7" x 14'6")

A fabulous room ideal for modern day living with extensive kitchen including central island unit, breakfast bar with power, lots of space for dining and entertaining. Stable door to rear garden and window. Two Velux roof lights with blinds. Marble and Bamboo worktops with tiled splashback, double sink with mixer tap, integral appliances including induction hob with extractor fan above, single oven, second combination oven/microwave, fridge freezer, wine cooler and dishwasher. Expansive corner pantry. Tiled floor. Door opening to:

#### LOUNGE/BEDROOM FOUR

4.12m x 3.67m (13'6" x 12'0")

A well proportioned room with bay window to front. Fireplace incorporating Clearview woodburning stove on a slate hearth with wood mantle over. Picture rail, telephone point. Door to entrance hall.

#### FIRST FLOOR

LANDING. Doors to all first floor rooms.

#### MASTER BEDROOM

4.38m x 4.09 (14'4" x 13'5")

A light twin aspect room with Bay window and feature port hole window to front and window overlooking the rear garden. Radiator. Loft access. Door to:

#### EN SUITE

Oak Imperial suite with high flush w.c, large walk in shower with fully tiled surround, Softstone floor and glass screen. Vanity sink unit with cupboard below, combination radiator and towel rail, tiled floor, spotlights, extractor fan, frosted window to rear. Electric shaving point.

#### BEDROOM TWO

4.25m x 2.99m (13'11" x 9'9")

Bay window to front, picture rail, radiator.

#### BATHROOM

2.59m x 2.25m (8'5" x 7'4")

White suite with low level w.c, pedestal wash hand basin, panel bath with tiled surround, separate shower cubicle with fully tiled surround and Triton electric shower above. Frosted window to rear. extractor fan, spotlights.

#### BEDROOM THREE

3.29m x 2.52m (10'9" x 8'3")

Window overlooking the rear garden, picture rail, radiator, loft access.

#### OUTSIDE

At the front is a block paved driveway providing parking for two cars. Cornish slate patio surrounds the property and a side pathway with lockable gate leads to the rear garden. The rear garden is very private and enjoys the late morning and afternoon sun. It is enclosed and therefore safe for children and pets. A large paved patio provides plenty of sitting out space accessed from the sitting room via Bi Fold doors and the kitchen/dining room. The garden has well stocked flower bed borders providing interest and colour including Hydrangeas, Azaleas and Magnolia. There is artificial lawn for year round use and the large garden shed is included in the sale. There are three outside lights, two double electric sockets and two water taps.

#### SERVICES

Mains water, electricity, drainage and gas are connected.

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

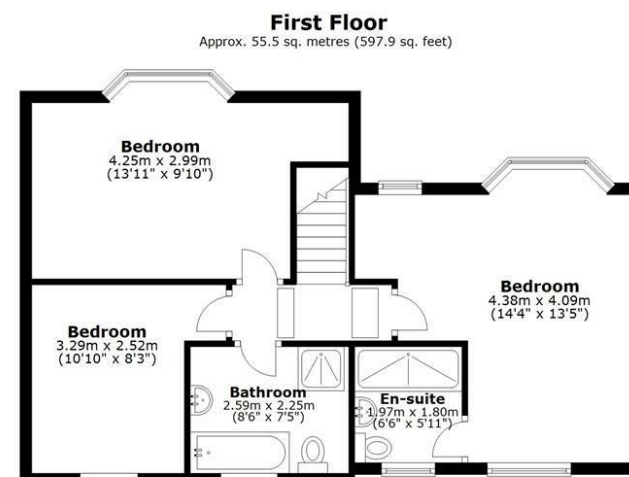
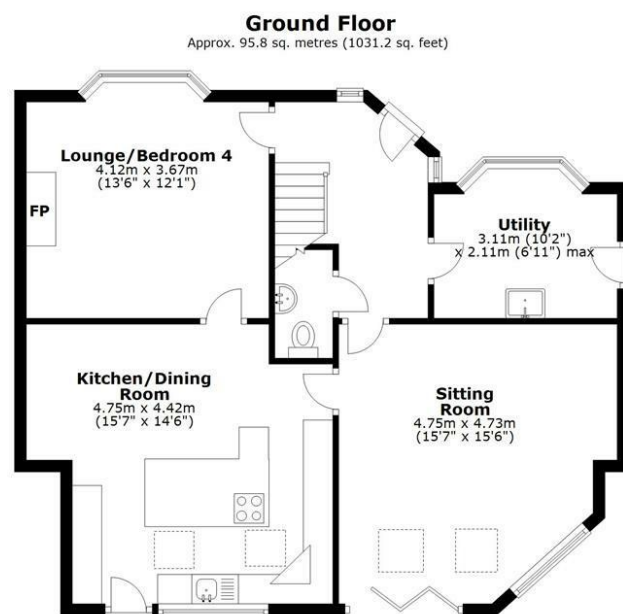
Leaving Truro on the A39 proceed over the roundabout at the top of Arch Hill and proceed past the new Copperfield development. Take the second entrance into Green Close and the house is easily identified on the left hand side (if taking the first turning proceed around the left hand bend and the house will be found on the right.

#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

*Philip Martin*

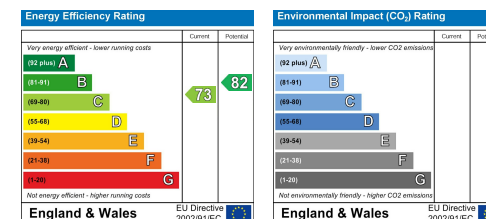




Total area: approx. 151.3 sq. metres (1629.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

**13 Green Close, Truro**



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